

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF JULY 13, 2006**

MEMBERS PRESENT

John Cain
Don Crohan
John Lackey
Steve Lane
Pete Mosley
Robert Medaugh
Tom Murdic
Brian Sanders
Paul Pratt, Jr.
Jack Walton

STAFF PRESENT

Joe Horne, Community Development Director
Mike Matteson, Planning Director
Floyd Heflin, County Engineer
William Andrews, Assistant to the County Engineer
Ann Haines, Planner
Aaron Holmes, Planner
Lee Sanders, Director Codes Compliance
Debbie Smith, Administrative Assistant
Sheila Myers, Planning Assistant
Lania Escobar, Planning Secretary
Ann Shaffer, County Attorney's Office

The Williamson County Regional Planning Commission met in regular session Thursday, July 13, 2006, at 7:00 p.m., in the Auditorium of the Williamson County Administrative Complex. Commissioners Fisher and Lamb were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. Introduction of Lania Escobar, new Secretary for the Planning Department.
2. Withdrawal of the following items:
 - Item 18 – Site Plan & Conditional Use Review for Edmondson Landscaping.
 - Item 19 – Site Plan & Conditional Use Review for Noland Fencing.
 - Item 23 - Brienz Valley, Phase 2, Revised Preliminary Plat Review.
 - Item 28 – Reunion Inter-Planning Review.
3. Community Input Forum Meetings to present the Draft of Chapters 3 and 4 of the "Update to the Williamson County Comprehensive Plan", dates, time and locations are as follows:
 - Tuesday, July 18, 2006, from 6:30 p.m. to 8:30 p.m. at Hillsboro Elementary School.
 - Wednesday, July 19, 2006 from 6:30 p.m. to 8:30 p.m. at Page Middle School.
 - Thursday July 20, 2006 from 6:30 p.m. to 8:30 p.m. at Grassland Middle School.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the June 8, 2006, meeting. A motion was made by Commissioner Murdic to approve, and seconded by Commissioner Walton. The motion passed unanimously.

CONSENT AGENDA:

BONDS:

1. **Addition to McLemore Farms, Section 1** – Performance Bond for Wastewater Collection System - \$144,774
Recommendation: Extend the current amount for one (1) year.

2. **Addition to McLemore Farms, Section 1** – Performance Bond for Wastewater Treatment System- \$252,000
Recommendation: Extend the current amount for one (1) year.
3. **Addition to McLemore Farms, Section 1** – Performance Bond for Roads, Drainage and Erosion Control - \$152,000
Recommendation: Extend the current amount for six (6) months.
4. **Breckston Park, Section 2** – Performance Bond for Water and Sewer (HVUD) - \$20,000
Recommendation: Release the bond.
5. **Breckston Park, Section 2** – Performance Bond for Landscaping - \$22,000
Recommendation: Extend the current amount for six (6) months.
6. **Breckston Park, Section 2** – Performance Bond for Roads, Drainage and Erosion Control - \$225,000
Recommendation: Extend the current amount for six (6) months.
7. **Laurelbrooke, Section 7** – Maintenance Bond for Roads, Drainage and Erosion Control - \$170,000
Recommendation: Extend the current amount for six (6) months.
8. **Laurelbrooke, Section 11-E** – Maintenance Bond for Roads, Drainage and Erosion Control - \$75,000
Recommendation: Extend the current amount for six (6) months.
9. **Laurelbrooke, Section 13** – Performance Bond for Roads, Drainage and Erosion Control - \$75,000
Recommendation: Extend the current amount for six (6) months.
11. **New Life Korean Church** – Performance Bond for Landscaping - \$23,000
Recommendation: Reduce to maintenance in the amount of \$6,900 for eight (8) months.
12. **Saddle Springs, Phase 2A, Section 4** – Maintenance Bond for Water (Milcrofton) - \$37,500
Recommendation: Reduce to maintenance in the amount of \$3,750 for one (1) year.
13. **Saddle Springs, Phase 2A, Section 4** – Performance Bond for Roads, Drainage and Erosion Control - \$102,000
Recommendation: Extend the current amount for six (6) months.
14. **Stonebridge Park, Section 6** – Maintenance Bond for Roads, Drainage and Erosion Control - \$60,000
Recommendation: Release the bond.
15. **Stonebridge Park, Section 7** – Maintenance Bond for Roads, Drainage and Erosion Control - \$65,000
Recommendation: Release the bond.

FINAL PLATS:

26. **FINAL PLAT REVIEW FOR BEECHWOOD PLANTATION, LOTS 1-11, CONTAINING 11 LOTS ON 113.71 ACRES LOCATED OFF BAILEY ROAD IN THE 2ND VOTING DISTRICT**

This plat is in order. Approval is recommended pending:

1. Posting of a performance bond for on-site water improvements in the amount of \$23,000 in favor of HB & TS Utility District; and
2. Posting of a performance bond for off-site water improvements in the amount of \$277,000 in favor of HB & TS Utility District.

Commissioner Lackey stated that Staff asked for Item 10 to be pulled from Consent for separate consideration.

Commissioner Cain made a motion to accept Staff's recommendation of the items on the Consent Agenda. Commissioner Murdic seconded the motion, which passed by unanimous vote.

ITEM 10

NATCHEZ VALLEY, SECTION 1, MAINTENANCE BOND FOR ROADS, DRAINAGE & EROSION CONTROL

Mr. Andrews reviewed the background (see Staff report), recommending the following:

That this bond be extended in the current amount of \$75,000 for a period of three (3) months to allow time for stabilization.

Chairman Lackey asked for and comments.

There being no comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Cain seconded the motion, which passed by unanimous vote.

ITEM 16

AMENDMENTS TO THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING EVENTS OF PUBLIC INTEREST EXTESIVE IMPACT

Mr. Sanders reviewed the background (see Staff report), recommending approval of the proposed amendment.

Chairman Lackey opened Public Hearing. There being no one wishing to speak, Chairman Lackey closed the Public Hearing.

Chairman Lackey asked for comments.

Commissioner Walton asked if this amendment included things such as football games, school dances and events of this nature that would end later than 10:00 p.m.

Mr. Sanders stated that events that take place on facilities that are designed for events such as Schools, Churches, and the Agricultural Center would be exempt.

There being no other comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Murdic seconded the motion, which passed by unanimous vote.

ITEM 17

AMENDMENTS TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS REGARDING SUBDIVISION ROADWAY TESTING

Mr. Andrews reviewed the background (see Staff report), recommending the approval of the proposed amendment.

Chairman Lackey opened Public Hearing. There being no one wishing to speak Chairman Lackey closed the Public Hearing.

Chairman Lackey asked for comments.

Commissioner Walton asked whether Asphalt Plants were required to test themselves.

Mr. Andrews stated that they were required by the state to perform certain Laboratory Testing of their materials and products. The services that staff is concerned about are actual placement, compaction methods and construction methods.

There being no other comments, Commissioner Mosley made a motion to accept Staff's recommendation. Commissioner Murdic seconded the motion, which passed by unanimous vote.

ITEM 18

SITE PLAN AND CONDITIONAL USE REVIEW FOR EDMONDSON LANDSCAPING, A RESIDENTIAL BUSINESS, ON 12 ACRES LOCATED AT 4296 OLD HILLSBORO ROAD IN THE 2ND VOTING DISTRICT

Withdrawn.

ITEM 19

SITE PLAN AND CONDITIONAL USE REVIEW FOR NOLAND FENCING, A RESIDENTIAL BUSINESS, ON 4 ACRES LOCATED AT 1982 WILSON PIKE IN THE 4TH VOTING DISTRICT

Withdrawn.

ITEM 20

SITE PLAN AND CONDITIONAL USE REVIEW FOR REEK LANDSCAPING, A RESIDENTIAL BUSINESS, ON 5.07 ACRES LOCATED AT 4227 COLUMBIA PIKE IN THE 5TH VOTING DISTRICT

Mr. Holmes reviewed the background (see Staff report), recommending deferral of this request.

There being no comments, Commissioner Walton made a motion to accept Staff's recommendation. Commissioner Lane seconded the motion, which passed by unanimous vote.

ITEM 21

SKETCH PLAN REVIEW FOR SEVEN SPRINGS, CONTAINING 15 LOTS ON 88.82 ACRES LOCATED OFF HALEY LANE IN THE 5TH VOTING DISTRICT

Mr. Matteson reviewed the background (see Staff report). The following items must be addressed with future submittals:

The Preliminary Plat must address the following:

1. Submission of road (on-and off-site), drainage and erosion control plans for review/approval by the County Engineer;
2. Submission of water plans for review and approval by Nolensville/College Grove Utility District; and
3. Identification of critical lots demonstrating protection of the requisite percentage of natural resources.

The Final Plat must address the following:

1. Establishment of performance bonds for roads, drainage, and erosion control;
2. Establishment of a performance bond for water improvements in favor of Nolensville/College Grove Utility District;
3. Submission of landscaping plans and establishment of appropriate performance bonds for landscaping;
4. Final approval of septic systems for each lot from the Williamson County Department of Sewage Disposal Management; and
5. Dedication of right-of-way 30 feet off centerline of Haley Lane.

Chairman Lackey asked if there were any questions or comments.

There were none.

A vote was not required on this item.

ITEM 22

REVISED SITE PLAN REVIEW FOR ABINGTON RIDGE, CONTAINING 103 LOTS ON 133.39 ACRES LOCATED OFF ARNO ROAD IN THE 4TH VOTING DISTRICT

Mr. Matteson reviewed the background (see Staff report), recommending approval subject to the following:

The Preliminary Plat must address the following:

1. Submission of road, drainage and erosion control plans for review and approval by the County Engineer;
2. Submission of water plans for review and approval by Milcrofton Utility District;
3. Submission of revised construction plans for the sewer treatment and disposal facilities to TDEC, the County's consultant, and Staff; and
4. Identification of critical lots demonstrating protection of the requisite percentage of natural resources.

The Final Plat must address the following:

1. Prior to final plat submittal, construction of the wastewater disposal system shall be completed and approved by TDEC and certification of construction in accordance with approved plans must be submitted;
2. Establishment of performance bonds for roads, drainage, and erosion control;
3. Establishment of performance bond for water improvements in favor of Milcrofton Utility District;
4. Establishment of additional performance bond for the sewer collection system, disposal system, and backup disposal system;
5. Submission of landscape plans and establishment of appropriate performance bonds for landscaping;

6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
7. Dedication of right-of-way for Highway 96 widening as determined by TDOT.

Mr. Matteson stated that this property is within the City of Franklins Urban Growth Boundary and a copy of the Revised Site Plan was provided to the City of Franklin. At this time no comments have been received.

Mr. Steve Clifton, of Clifton & King Surveyors, stated that he agreed with Staff's comments and was there to answer any questions.

Commissioner Medaugh asked what type of septic system this project would have.

Chairman Lackey stated he believed it was the sand filter system.

Mr. Matteson stated this was the existing system that was approved with this development several years ago.

Commissioner Mosely asked about sink holes on this property.

Mr. Matteson stated that there were none identified within this particular section.

Mr. Clifton stated that they have not found any at this point.

There being no other comments, Commissioner Pratt made a motion to accept Staff's recommendation. Commissioner Sanders seconded the motion, which passed by unanimous vote.

ITEM 23

PRELIMINARY PLAT REVIEW FOR BRIENZ VALLEY, PHASE 2, CONTAINING 9 LOTS ON 15.06 ACRES LOCATED OFF LEWISBURG PIKE IN THE 3RD VOTING DISTRICT

Withdrawn.

ITEM 24

PRELIMINARY PLAT REVIEW FOR DURHAM MANOR (A.K.A. BROWNLAND FARMS), CONTAINING 49 LOTS ON 86.47 ACRES LOCATED OFF HENPECK LANE IN THE 2ND VOTING DISTRICT

Ms. Haines reviewed the background (see Staff report), recommending approval subject to the following:

The Final Plat must address the following:

1. The design of the required turn lane improvements must be approved by the County Engineer and the County Highway Department prior to final plat consideration;
2. Prior to consideration of final plat approval, the applicant shall submit HOA documents for review and approval by the County Attorney's office. The approved HOA documents must be recorded prior to the recording of the final plat;
3. Establishment of performance bonds for roads, drainage, and erosion control;

4. Establishment of a performance bond for water improvements in favor of HB&TS Utility District;
5. Submission of landscaping plans and establishment of appropriate performance bonds for landscaping;
6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements;
7. Final approval of septic systems for each lot from the Williamson County Department of Sewage Disposal Management; and
8. Dedication of right-of-way 30 feet off centerline of Henpeck Lane.

Ms. Haines also stated that a revised site plan with topography has been submitted. Secondly, at the City of Franklin's July 11, 2006 meeting, the City rejected the plan of services for this project. Lastly, the Department of Sewage Disposal Management has recommended approval of this request.

Commissioner Lane asked about the implications of the City of Franklin rejecting the plan of services.

Mr. Wilson, Engineer for this project, clarified that State Law stipulates that a plan of services must be adopted before you can annex property. Therefore, they will not be able to annex this now.

Chairman Lackey stated that the City of Franklin still voted on annexation and it was defeated 5 to 2.

There being no other comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Pratt seconded the motion, which passed by unanimous vote.

ITEM 25

PRELIMINARY PLAT REVIEW FOR SILVER STREAMS FARMS, PHASE 3, CONTAINING 36 LOTS ON 29.15 ACRES LOCATED OFF ROCKY FORK ROAD IN THE 5TH VOTING DISTRICT

Ms. Haines reviewed the background (see Staff report), recommending approval of the variance and subject to the following items to be submitted in conjunction with final plat consideration:

1. Establishment of the requisite performance bond amounts for roads, drainage, and erosion control.
2. Final approval of water plans, and establishment of requisite performance bond amounts for this section as specified by Nolensville/College Grove Utility District;
3. Establishment of the requisite performance bond amounts for sewer for this section as specified by Metro Water and Sewer Services;
4. Establishment of a landscape bond amount based upon requirements outlined in the site plan review. In regard to this Phase, that would involve a street buffer yard or tree plan for all interior streets;
5. Identification of lots affected by the flood plain with an asterisk and provide a bold note on the face of the plat indicating LFES for the appropriate lots;
6. Inclusion of assigned addresses, and approved street names;

7. Execution and recording of a Stormwater Maintenance Agreement and Submission of an Operation and Maintenance Plan for stormwater improvements;
8. Providing a note on the face of the plat indicating the book and page reference for the recorded Homeowners Association documents;
9. Add a bold note to the face of the plat explaining the purpose of the asterisks; and
10. Adherence to the approved traffic mitigation strategy.

Chairman Lackey asked Mr. Clifton if he had any comments.

Mr. Steve Clifton, of Clifton & King, stated that he agreed with Staff's comments and was there to answer any questions.

Commissioner Mosely asked if Mr. Clifton had a water letter from the City of Nolensville. He also wanted to know if the developer had adhered to the traffic mitigation strategy and secured and turned over the right-of-ways.

Mr. Clifton stated that to the best of his knowledge this had taken place.

Mr. Horne stated that this was a condition of the second final plat approval and that it has been done.

There being no other comments, Commissioner Pratt made a motion to accept Staff's recommendation. Commissioner Murdic seconded the motion, which passed by unanimous vote.

ITEM 26

FINAL PLAT REVIEW FOR BEECHWOOD PLANTATION, LOTS 1-11, CONTAINING 11 LOTS ON 113.71 ACRES LOCATED OFF BAILEY ROAD IN THE 2ND VOTING DISTRICT

Part of Consent Agenda

ITEM 27

FINAL PLAT REVIEW FOR CRUNK ESTATES, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 9 LOTS ON 79.84 ACRES LOCATED OFF ARNO-ALLISONA ROAD IN THE 3RD VOTING DISTRICT

Ms. Haines reviewed the background (see Staff report), recommending approval of this request

Commissioner Cain asked why the drainage way was going right through a barn.

Mr. Blake Sexton, the Surveyor for this project, stated that the barn was built over the drainage way. There is a spring behind the barn and a natural drainage way runs under the barn.

Chairman Lackey asked if this was an existing barn.

Mr. Sexton stated that it was.

Commissioner Walton asked what the comment "not served by public water line" meant. He asked if HB&TS is the water utility and does this mean that they will not maintain the line.

Ms. Haines stated that it is Milcrofton Utility District and that they have existing water lines along Arno-Allisona Road and Bethesda-Arno Road. Staffs assumption is that they are going to run individual service lines to these lots on this easement because the Utility District did not specify a bond amount to put a central line back there.

Chairman Lackey asked if Staff had this in writing.

Mr. Haines stated that Milcrofton said that they have existing lines and they can serve this development so there would be no bond amount required.

There being no other comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Lane seconded the motion, which passed by unanimous vote.

ITEM 28

INTER-PLANNING REVIEW FOR REUNION, CONTAINING 123 LOTS ON 61.41 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 4TH VOTING DISTRICT

Withdrawn.

ITEM 29

CONSIDERATION OF RESOLUTION REGARDING CONDEMNATION

Mr. Horne reviewed the background (see Staff report).

Mr. Horne stated that resolution was the same as the one submitted last month with the exception of the 7th paragraph being changed as follows:

“NOW, THEREFORE, BE IT RESOLVED, that the Williamson County Regional Planning Commission, meeting in its regular session, this 13th day of July, 2006, hereby affirms that the utilization of eminent domain for road improvements identified solely in conjunction with projects under review by the Williamson County Regional Planning Commission, and which will have the sole or primary purpose of benefiting a private developer, corporation or other private person or entity, will not be recommended or supported by this body;”

Chairman Lackey stated he liked the way this was now worded.

Following some discussion regarding whether to broaden the resolution to include other types of Infrastructure, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Cain seconded the motion, which passed with Commissioner Pratt voting no.

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There being no further business, the meeting was adjourned at approximately 8:00 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY PLANNING COMMISSION ON AUGUST 10, 2006.

CHAIRMAN JOHN LACKEY